

Charming 3-bedroom house with a lovely plot of 1459m<sup>2</sup> with swimming pool just a few minutes from Le Mas d'Azil

EXCLUSIVE



## INFORMATION

Town:	Gabre
Department:	Ariège
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	1400 m <sup>2</sup>

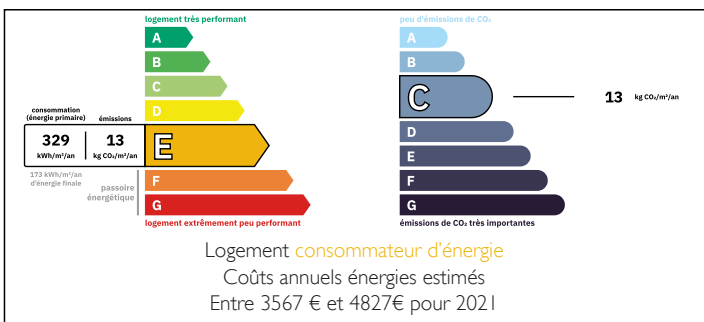
## IN BRIEF

This is a cosy, traditional stone house on 3 levels, with mature, landscaped grounds of 1459 m<sup>2</sup> with swimming pool and views over the valley. The house features a lounge/dining room, kitchen, new shower room and 3 pretty bedrooms, including a master suite with study, bathroom, lounge and bright bedroom.

The house is very pleasant and all its exterior features make it an enviable haven.

You can find a more detailed description on our website (reference A32653NIL09) and don't hesitate to ask me for any additional information.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This is a cosy, traditional 3-floor stone house whose owners have managed to retain its rustic charm while making it practical and easy to live in. The adjacent grounds of 1,459 m<sup>2</sup> have been well thought out, landscaped and are now mature; it is a haven where everyone can find their place and their interest, whether thanks to the swimming pool, the covered terrace or the various peaceful nooks and crannies.

The house features a 27m<sup>2</sup> lounge/dining room with a beautiful country-style fireplace. This is the centrepiece of the house, and can be accessed from the kitchen (9m<sup>2</sup>), located near the main entrance, or from the first floor via a beautiful staircase from a mezzanine landing, but also directly from the garden, which gives this room a light flow. Moving around the house is easy and pleasant.

The first floor can be accessed from the living room or from a corridor leading to a new shower room with walk-in shower (5.4m<sup>2</sup>) and toilet (1.9m<sup>2</sup>).

There are two bedrooms on the first floor and also a third room on this level, that leads through to the master suite, which could be used as an office, extra bedroom or baby's room (9m<sup>2</sup>).

Finally, under the roof (which is in very good condition) is the master bedroom, which includes a bathroom (9m<sup>2</sup>), a comfortable lounge (13m<sup>2</sup>) and the bright 27m<sup>2</sup> bedroom.

The property has a number of other assets, such as the 9x4,5m swimming pool, which has...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES